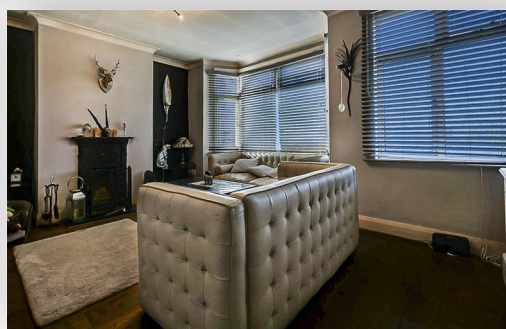


*To arrange a viewing contact us
today on 01268 777400*



South View Road, Benfleet Guide price £220,000

GUIDE PRICE £220,000 - £230,000

Well-proportioned two-bedroom first-floor flat, ideally located just moments from Benfleet High Road and its excellent range of shops, cafés, restaurants and everyday amenities. The property is also within comfortable walking distance of Benfleet Station, making it a great choice for commuters seeking convenience without compromising on space.

The flat offers generous accommodation throughout and represents an excellent opportunity for first-time buyers or investors alike. While some updating is required, this provides a fantastic chance to add value and create a home tailored to your own style.

The accommodation includes two good-sized bedrooms, with the main bedroom benefiting from direct access to a staircase leading down to a shared garden area - a rare and welcome feature for a first-floor property. The living space is bright and inviting, enhanced by a large bay window that allows plenty of natural light to flow through, creating an ideal area for both relaxing and entertaining.

The kitchen offers a practical and functional layout with ample worktop and storage space, and room to incorporate a dining or breakfast area if desired. The bathroom is neatly arranged and features a contemporary-style suite, including a bath with shower over.

Offered to the market with vacant possession and no onward chain, this is a fantastic opportunity to secure a spacious, well-located home within easy reach of the High Street and station, with plenty of potential to modernise and add value.

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Hallway

Lounge

15'5" x 10'0" (4.70 x 3.07)

Bedroom One

12'7" x 11'5" (3.84m x 3.48)

Bedroom Two

12'4" x 6'3" (3.76 x 1.93)

Kitchen

13'8" 6'3" (4.17 1.91)

Bathroom

6'7" x 6'2" (2.01 x 1.88)

Garden

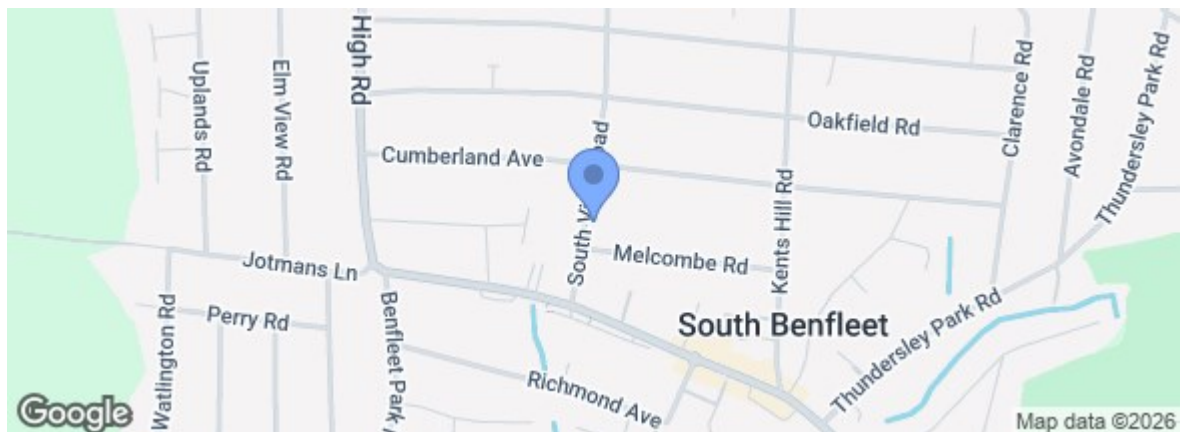
First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



Total area: approx. 59.0 sq. metres (634.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.